

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 2, 2013**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, Ornelas

ABSENT: McNealy, C. Martinez

3. Approval of June 18, 2013 Zoning Commission Minutes

All voted in affirmative.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013137 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on 8.875 acres out of NCB 15678 on portions of the 12900 and 13000 Blocks of Wetmore Road. Staff recommends approval, pending plan amendment.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Oak Grove Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner Boyd to recommend approval.

AYES: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2013141 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 3, Block 2, NCB 17550; 2600 Southwest Military Drive. Staff recommends approval.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner Boyd to recommend approval.

AYES: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2013142 HL (Council District 2): A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "HL R-4 NCD-6" Historic Landmark Residential Single-Family Mahncke Park Neighborhood Conservation District on the north 150 feet of Lot 23, NCB 6569; 310 Elmhurst Avenue. Staff recommends approval.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Mahncke Park Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner Boyd to recommend approval.

AYES: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2013144 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 32A, Block 2, NCB 15732; 230 Remount Drive. Staff recommends approval.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner Boyd to recommend approval.

AYES: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, Ornelas
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

8. ZONING CASE NUMBER Z2013143 (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on Lot 4, Block 31, NCB 17643 on a portion of the 8800 Block of Potranco Road. Staff recommends approval.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 35 notices to the Planning Team.

Jerry Arredondo, applicant, stated he would like to request a continuance to meet with the neighbors and address any concerns they may have.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner D. Martinez to recommend a continuance until July 16, 2013.

AYES: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, Ornelas
NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2013134 CD (Council District 6): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 1.771 acres out of Lot 3, Block 28, NCB 18698 on a portion of the 8700 Block of Grissom Road. Staff recommends approval, pending plan amendment.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 23 notices to the Planning Team.

Jose Villagomez, representative, stated they are requesting this change in zoning to allow the existing tire facility to expand.

The following citizens appeared to speak:

Myrl Britten, representing Great Northwest Community Improvement Association, stated they are in support of the proposed rezoning request.

Rick Dworaczyk, President, Misty Oaks Homeowners Association, state they are in support of the proposed zoning change.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner McFarland to recommend approval.

AYES: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2013140 CD (Council District 3): A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 CD" Residential Single-Family District with a Conditional Use for a Boarding Home with No More than 16 Residents on Lot 6, Block 7, NCB 12914; 2522 Hollyhill Drive. Staff recommends denial.

Staff stated there were 26 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 in opposition outside the 200 foot radius and 1 returned in favor and Jupe Manor and Lower Southeast Side Neighborhood Associations are in opposition. Staff mailed 25 notices to the Planning Team.

Valentin Andrade, owner, stated he is requesting this change in zoning to allow for a boarding home for up to 16 residents. He stated the residents would be all military veterans. He stated they are scheduled to operate by mid to late August with 6 residents. He stated he has received a Certificate of Occupancy by the City of San Antonio for up to 16 occupant load however they do not have the proper zoning to allow for the 16 residents.

The following citizens appeared to speak:

Jim McNama, Co-Chair of Eastern Triangle Implementation and Management Group, stated they are in opposition of the proposed zoning request. He expressed concerns with the structure not suitable for the number of residents as well as staff.

Arlene Sheppard, stated she her residents is adjacent to the subject property. She strongly opposes the proposed zoning request. She stated she believes the structure is far larger than the plans that were submitted for the building permit. She expressed concerns with the increase in traffic into their residential neighborhood as well as parking issues. She feels this request would negatively impact their neighborhood.

James Allan Boldt, Board of Directors and Co-Chair Eastern Triangle Implementation and Management Group Land Use Committee, stated he would like to express his opposition for the zoning change as this would have a negative impact on the community.

Juan Vasquez, stated he would like to submit a letter/petition from Jupe Manor Neighborhood Association expressing their opposition for the zoning request.

Aaron Valadez, stated he would like to express his opposition in this case as this would negatively affect the character of the neighborhood.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner McFarland to support staff's recommendation of denial.

AYES: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

11. Briefing on proposed amendments to the Historic Design Guidelines.

Greg Hammer, Brooks City Base, presented design guideline item and addressed concerns.

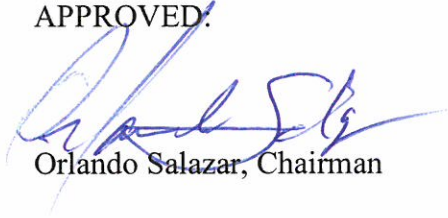
Kathy Rodriguez, Deputy Historic Preservation Officer, was present to address any questions/concerns regarding the guidelines.

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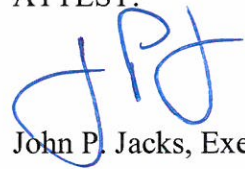
12. There being no further business, the meeting was adjourned at 2:17 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary